

The Assessor determines values through an analysis of recently sold properties. By law assessments must be set at 50% of the true cash value (Market Value). There are three key components to each property that must be calculated every year:

-State Equalize Value SEV: Half of Market Value

-Capped Value: (last year's taxable value – losses) X Consumer Price Index + additions.

-Taxable Value: The lesser of SEV or capped value.

Assessment change notices are mailed annually (Late February). This is the taxpayers opportunity to review important information pertaining to his or her property. Please be sure to examine valuations (mentioned above), classifications, legal descriptions and principle residence exemption status.

In addition the assessor is responsible for:

-Maintaining property record cards for each parcel within the unit – these records include legal descriptions, land values, land improvements, building information, exemption status, value enhancing amenities, zoning information, etc.

-Creating and maintaining an assessment roll annually.

-Maintenance of all sales transactions on both vacant and improved properties; identifying and recording new ownerships, processing related property transfer affidavits, homeowners principle residence exemptions and requests to rescind.

-Establish land values throughout the township annually.

-Field inspections of all new construction projects and updating property record cards accordingly.

-Land Division requests

-Defending appeals to the Michigan Tax Tribunal.

Proposal A

Approved by Michigan Voters in 1994 Proposal A significantly altered Michigan Property Tax Law. Prior to 1995, taxes were calculated on State Equalized Value, which approximates half of market value. Beginning in 1995, taxes were based on a new value: Taxable Value. By law the increase in Taxable Value cannot exceed the lesser of two factors: Consumer Price Index (C.P.I.) or 5%. However, some circumstances will alter that computation, namely: Transfers of ownership, new construction or demolition.

If a transfer of ownership occurred in 2012 then the capped value no longer applies. For 2013 the State Equalized Value will be the new Taxable Value. We refer to this as an “uncapping of taxable value”. The new purchaser will be subject to a new starting base taxable value. Barring any physical changes to the property (new construction or demolition), the taxable value will again increase at the lesser of the two rates: C.P.I. or 5%. Assessed values, as equalized, are still required to be at 50% of Market Value. Assessments are reviewed and updated annually. Increases in assessment are not subject to any cap or formula.

Land Division

Every Division of land in Escanaba Township that is not in a platted subdivision or site condominium is required to file a land division form with the assessor or zoning administrator. Land division has been the State of Michigan name for the division of parcels since March of 1997 (it was previously known as the Subdivision control act). Parcels divided and sold without an approval are not required to be treated as separate parcels in the assessment roll. A copy of the Parcels Division application can be obtained “here”.